

ROSCOMMON COUNTY COUNCIL

PLANNING AND DEVELOPMENT ACT 2000 (as amended)

SECTION 5 - DECLARATION ON DEVELOPMENT AND EXEMPTED DEVELOPMENT

CHIEF EXECUTIVE'S ORDER

Order No:

PL/153/25

Reference Number:

DED 820

Name of Applicant:

John & Ciara Compton

Agent:

James Lohan Consulting Engineers Ltd

WHEREAS a question has arisen as to whether the refurbishment of a derelict house, with works including 1)stripping out internal walls, floors & ceilings; 2)installing new ceiling joists, internal stud works, plasterboard & skim; 3) installing new windows & doors; 4) modifying the rear roof to a flat roof; 5) completing second fix carpentry & 6) paint and decorate internally at Church Street, Strokestown, Co. Roscommon., is or is not development and is or is not exempted development:

AND WHEREAS Roscommon County Council, in considering this application, had regard particularly to:

- (a) Sections 2, 3, 4 and 5 of the Planning and Development Act, 2000, as amended.
- (b) Articles 6, 9 and 10 of the Planning and Development Regulations, 2001, as amended.
- (c) The record forwarded to Roscommon County Council in accordance with subsection (6)(c) of Section 5 of the Planning and Development Acts 2000 as amended.
- (d) The planning history of the site.

AND WHEREAS Roscommon County Council has concluded that:

- (a) The works outlined above are development.
- (b) The works do not fall within the provisions of Section 4(1)(h) of the Planning & Development Act 2000, as amended.
- (c) The proposed works, which set out to *"refurbish derelict house works including 1) stripping out internal walls, floors and ceiling, 2) install new ceiling joists and internal stud work, plasterboard and skim, 3) install new windows and doors, 4) modifying the rear pitched roof to a flat roof design to ensure additional space in the bedrooms while complying with design standards and preserving the original front elevation. Re-slating the roof with natural slate 5) completing second fix carpentry and 6) painting and decorating internally"* fall under Schedule 2 of Part 1; Class 1 development and is *not* considered to constitute 'exempted development'.
- (d) The proposed development individually and in combination with other plans or projects would not be likely to have a significant effect on any European site and that the requirement for AA or EIAR does not apply with respect to the current case.

NOW THEREFORE:

By virtue of the powers vested in me by the Local Government Acts 1925 – 2019 and Section 5(2)(a) of the Planning and Development Act 2000 (as amended) and having considered the various submissions and reports in connection with the application described above, it is hereby declared that the said to development to refurbishment of a derelict house, with works including 1)stripping out internal walls, floors & ceilings; 2)installing new ceiling joists, internal stud works, plasterboard & skim; 3) installing new windows & doors; 4) modifying the rear roof to a flat roof; 5) completing second fix carpentry & 6) paint and decorate internally at Church Street, Strokestown, Co. Roscommon., is development that is **not exempted development** as defined within the Planning and Development Act 2000 (as amended) and associated Regulations.



Signed: _____

**Alan O'Connell,
Senior Executive Planner,
Planning.**

Date: 7th February, 2025